



501 W Medina, Pearsall, Texas 78061
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State of Texas
County of Frio

Board Meeting

The Housing Authority of the City of Pearsall Board of Commissioners, do hereby declare that a legal notice was posted in words and figure to wit. A regular meeting of the Housing Authority of the City of Pearsall Board of Commissioners will be held Thursday, May 16, 2024, beginning at 6:00 PM at the offices of the Pearsall Housing Authority located at 501 W. Medina, Pearsall, Texas.

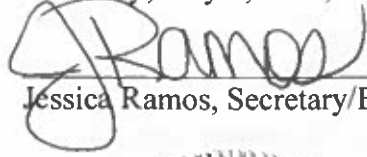
Agenda

1. Call the meeting to order.
2. Roll call. Establish quorum.
3. Pledge of Allegiance.
4. Public Comment.
5. Discussion and appropriate action to approve and/or correct the minutes of the meeting held on April 2, 2024. **ACTION ITEM**
6. Executive Director Reports for April 2024
 - A. Consent Agenda: **ACTION ITEM**
 1. Financial Reports (drafted by Lindsey Software, PHA Fee Accountant)
 2. Expenses
 3. Security State Bank balances
 - B. Housing Choice Voucher Program Update
 1. Program Update
 2. Policy regarding shortfall in funds
 - C. Low Rent Public Housing Program Update
 1. Vacancy Report
 2. Public Hearing comments for the 2024 Annual Plan
 3. Listing of Capital improvements
7. **Action Items:**

- A. Discussion and appropriate action regarding the hiring of a building inspector.
 - B. Discussion and appropriate action regarding the hiring of a plumbing and electrical contractor.
 - C. Discussion and appropriate action regarding the adoption of **Resolution # 2023.24.04**, Approval of the Low Rent Public Housing Budget for the PHA fiscal year July 1, 2024 through June 30, 2025 that was prepared by Lindsey an MRI Software Company.
 - D. Discussion and appropriate action regarding the adoption of **Resolution # 2023.24.05**, Approval of the Housing Choice Voucher Program budget for the PHA fiscal year July 1, 2024 through June 30, 2025 that was prepared by Lindsey an MRI Software Company.
 - E. Discussion and appropriate action to approve **Resolution # 2023.24.06** for the fiscal year end June 30, 2023 audit that was conducted by Leal & Carter.
 - F. Discussion and appropriate to approve **Resolution # 2023.24.07** for the Utility Analysis that was conducted by RKB2 Consultants for fiscal year 2024-2025.
 - G. Discussion and appropriate action to approve the Annual Plan required certification/form
 - 1. Capital Fund Program (CFP) Amendment- Consolidated Annual Contributions Contract (ACC)- Form HUD-52840-A
 - H. Discussion and appropriate action regarding the approval to void checks outstanding that are longer than 6 months.
 - I. Discussion and appropriate action regarding the approval to write-off any Tenant Accounts Receivables (TAR) that the PHA considers uncollectible.
 - J. Discussion and appropriate action regarding TML Risk Pool Roofing proposal upgrade.
 - K. CLOSED SESSION- In accordance with the Texas Open Meetings Act 551.074, Personnel Matters
 - i. Discussion of compensation for Jessica Ramos, Yesly Martinez, Jessie Williams, Joanna Villalobos, Patrick Elizondo, and Johnnie Carrizales.
 - L. OPEN SESSION- In accordance with the Texas Open Meetings Act 551.102, Final Actions.
 - i. Discussion and appropriate action regarding the compensation for Jessica Ramos, Yesly Martinez, Jessie Williams, Joanna Villalobos, Patrick Elizondo, and Johnnie Carrizales.
8. Discussion and appropriate action regarding the approval of suggested items for the next meeting.
9. Adjournment

The Board of Commissioners reserve the right to move any agenda item into closed session for the limited purpose of discussing matters or receiving information related to such agenda items as authorized under Chapter 551 of the Texas Government Code.

I, the undersigned, Jessica Ramos, Secretary of the Board of Commissioners of the Housing Authority of the City of Pearland, do declare that legal notice for this meeting was posted on Thursday, May 9, 2024, at 1:00 PM in compliance with the Texas Open Meetings Act.



Jessica Ramos, Secretary/Executive Director

